

VICINITY MAP  
(NOT TO SCALE)

# SANGO MILLS SECTION 1 (CLUSTER) FINAL PLAT SHEET 1 OF 2 MONTGOMERY COUNTY, TENNESSEE

- NOTES:
- All easements shown may be used for power, telephone, gas, sanitary sewer, storm sewer, water and surface drainage as well as the designed use.
  - A minimum of five feet along the inside of all side lot lines and ten feet along the inside of all rear lot lines is reserved as a utility and/or drainage easement.
  - Bearings and distances shown take precedence over scale.
  - All front and side street setbacks shall be as shown.
  - All driveways culverts shall be 18" X 20".
  - Any lot in this subdivision may be replatted with the approval of the Montgomery County Regional Planning Commission.
  - It shall be the responsibility of the subdivider or the owner to include the above referenced easements as an integral part of the subdivision in such a manner that said areas will be owned and maintained by the present owner or by a prospective property owner unless otherwise noted.
  - The degree of flood protection required hereon is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or flood heights may be increased by man-made or natural causes, such as bridge openings restricted by debris, sinkhole failures, etc. This does not imply that areas outside the flood plain district will be free from flooding or flood damages. The approval of this plat shall not create liability on the part of the city/county or any officer or employee thereof for any flood damages that result from reliance on this plat or any administrative decision lawfully made.
  - FLOOD CERTIFICATE REQUIRED. The flood elevations within the open space vary and lie within a 1% base flood. The minimum finished building pad, heating and cooling units and ductwork including basement shall be 1 feet above flood level and Minimum Finished Floor Elevation shall be 2 feet above flood level. NO STRUCTURE OR FILL TO BE BUILT IN AREA.
  - Owner/Developer is responsible for providing water and sewer services to proposed lots.
  - Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
  - The HOA will own and maintain all open spaces, landscape buffers, sidewalks and the storm drainage structures within the open spaces.
  - All exterior pole lighting shall be shielded from upward illumination.
  - Lots 31, 32, 43, 44, 54 and 55 have storm water control structures or structural BMPs that require Storm Water Maintenance Agreement to be filed with the Montgomery County Register of Deeds and the Montgomery County Building and Codes Department before all or any portion of the property is transferred or conveyed.
  - Lots 10, 15, 19, 29, 35, 43, 55, and 56 require soil compaction certification for each 12 (twelve) inch lift of fill or the submission of a soil compaction certification waiver to the Montgomery County Building and Codes Department before building permits will be issued.

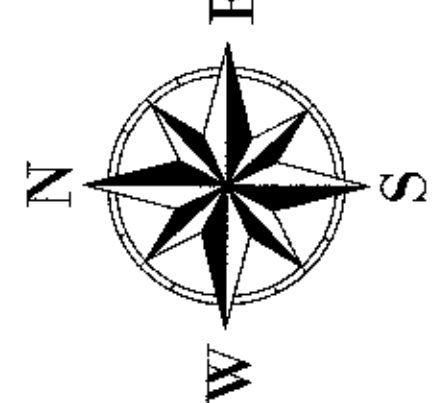
Connie E. Gunnott, Register  
Montgomery County Tennessee  
Rec'd #: 399629 Instrument #: 1151494  
State: 0.00 Recorded  
Clerk: 0.00 1/26/2018 at 11:29 AM  
Other: 24502.00 in Plat  
Total: 24532.00 Pgs 265-266

Line #	Length	Direction
L1	100.00	N85° 29' 26"W
L2	97.49	N85° 29' 25"W
L3	79.84	N09° 10' 19"E
L4	44.03	N36° 17' 57"W
L5	77.27	S57° 42' 04"E
L6	77.27	N57° 42' 04"W
L7	58.34	N05° 50' 37"E
L8	33.28	S83° 55' 46"E
L9	58.35	N85° 55' 46"W
L10	58.34	S05° 50' 37"W
L11	98.20	N37° 59' 23"W
L12	90.61	N37° 59' 23"W
L13	64.38	S16° 56' 45"W
L14	44.03	S35° 17' 57"E

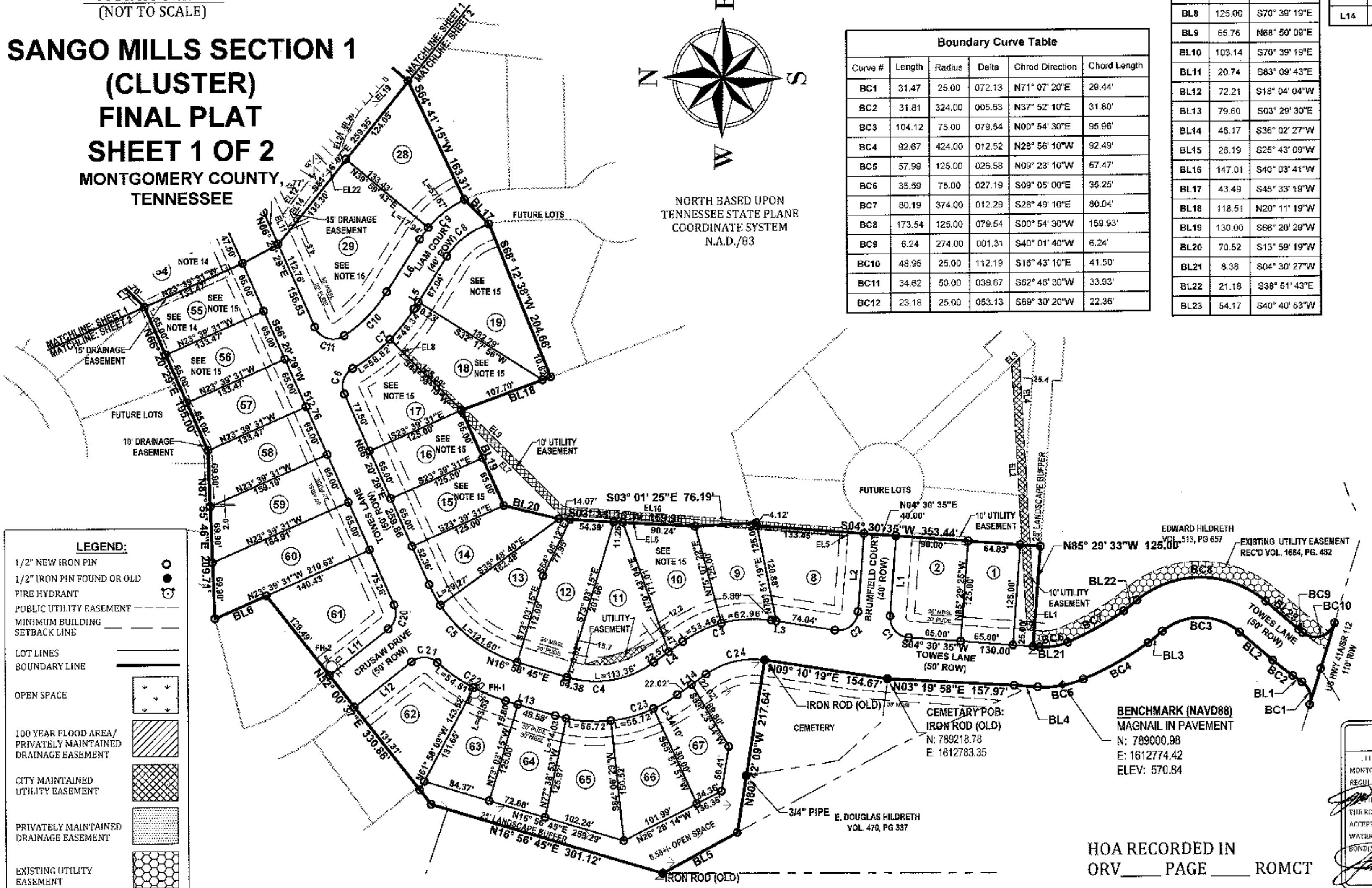
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
BC11	34.62	50.00	39.67	S62° 46' 30"W	33.93'
BC12	23.18	25.00	53.13	S69° 30' 20"W	22.36'
C1	39.27	25.00	90.00	S49° 30' 40"W	35.36'
C2	41.30	25.00	94.86	N38° 09' 30"W	36.78'
C3	116.43	150.00	44.47	N13° 03' 50"W	113.52'
C4	113.98	125.00	52.24	N08° 10' 40"W	110.07'
C5	150.87	175.00	49.40	N41° 38' 40"E	146.24'
C6	36.59	25.00	83.86	S71° 43' 30"E	33.41'
C7	107.16	220.00	27.91	S43° 44' 50"E	106.10'
C8	67.21	93.58	41.15	N37° 07' 30"W	65.77'
C9	75.51	133.58	32.39	S41° 30' 20"E	74.51'
C10	76.39	180.00	24.32	N45° 32' 30"W	75.82'
C11	43.61	25.00	98.73	N16° 28' 40"E	38.23'
C12	237.57	225.00	60.50	N36° 05' 30"E	226.89'
C13	64.80	275.00	13.50	N12° 35' 40"E	64.65'
C14	37.19	25.00	85.22	N61° 57' 20"E	33.65'
C15	47.45	320.00	8.50	S79° 40' 50"E	47.41'
C16	33.25	280.00	6.80	N80° 31' 40"W	33.23'
C17	42.09	25.00	96.47	N28° 53' 30"W	37.29'
C18	76.58	325.00	13.50	S12° 35' 40"W	76.40'
C19	184.78	175.00	60.50	S36° 05' 30"W	176.32'
C20	33.02	25.00	76.67	N75° 49' 30"W	30.67'
C21	34.90	25.00	79.98	S02° 00' 00"W	32.13'
C22	98.34	225.00	25.04	S29° 28' 00"W	97.56'
C23	159.57	175.00	52.25	S09° 10' 40"E	154.10'
C24	76.61	100.00	43.89	S13° 21' 30"E	74.75'

Line #	Length	Direction
BL1	13.71	N35° 03' 22"E
BL2	54.17	N40° 40' 53"E
BL3	22.83	N38° 51' 43"W
BL4	29.29	N04° 29' 46"E
BL5	105.17	N28° 17' 26"W
BL6	70.20	N23° 39' 31"W
BL7	68.07	N44° 32' 12"E
BL8	125.00	S70° 39' 19"E
BL9	65.76	N68° 50' 08"E
BL10	103.14	S70° 39' 19"E
BL11	20.74	S83° 09' 43"E
BL12	72.21	S18° 04' 04"W
BL13	79.80	S03° 29' 30"E
BL14	46.17	S36° 02' 27"W
BL15	26.19	S26° 43' 09"W
BL16	147.01	S40° 03' 41"W
BL17	43.49	S45° 33' 19"W
BL18	118.51	N20° 11' 19"W
BL19	130.00	S66° 20' 29"W
BL20	70.52	S13° 59' 19"W
BL21	9.38	S04° 30' 27"W
BL22	21.18	S38° 51' 43"E
BL23	54.17	S40° 40' 53"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
BC1	31.47	25.00	072.13	N71° 07' 20"E	29.44'
BC2	31.81	324.00	005.63	N37° 52' 10"E	31.80'
BC3	104.12	75.00	079.64	N00° 54' 30"E	95.96'
BC4	92.67	424.00	012.52	N28° 56' 10"W	92.49'
BC5	57.90	125.00	026.58	N09° 23' 10"W	57.47'
BC6	35.59	75.00	027.19	S09° 05' 00"E	35.25'
BC7	80.19	374.00	012.29	S28° 49' 10"E	80.04'
BC8	173.54	125.00	079.64	S00° 54' 30"W	159.93'
BC9	6.24	274.00	001.31	S40° 01' 40"W	6.24'
BC10	48.95	25.00	112.19	S16° 43' 10"E	41.50'
BC11	34.62	50.00	039.67	S62° 46' 30"W	33.93'
BC12	23.18	25.00	053.13	S69° 30' 20"W	22.36'



NORTH BASED UPON  
TENNESSEE STATE PLANE  
COORDINATE SYSTEM  
N.A.D./83



Line #	Length	Direction
EL1	8.98	N04° 30' 35"E
EL2	330.62	N86° 58' 30"E
EL3	12.93	S42° 23' 03"E
EL4	331.72	S86° 58' 30"W
EL5	9.94	N86° 29' 25"W
EL6	359.11	N04° 48' 02"E
EL7	283.62	N45° 10' 41"E
EL8	10.00	S45° 08' 31"E
EL9	279.99	S45° 10' 41"W
EL10	355.39	S04° 48' 02"W
EL11	16.63	N66° 20' 29"E

Line #	Length	Direction
EL12	64.94	S52° 24' 34"E
EL13	16.86	N73° 15' 07"E
EL14	63.12	N53° 12' 40"W
EL15	33.33	N85° 37' 21"E
EL16	28.68	N79° 05' 56"E
EL17	99.22	S74° 55' 09"E
EL18	85.73	S29° 04' 37"W
EL19	54.81	N47° 04' 14"W
EL20	32.40	N61° 22' 18"W
EL21	36.45	N71° 08' 30"W
EL22	37.21	N51° 07' 42"W

**MCKAY-BURCHETT & COMPANY ENGINEERS** 1492 Madison Street Suite LL Clarksville, TN 37040 Ph # 931-245-3095

CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY  
I HEREBY CERTIFY THAT NO CONDITIONS CONTRARY TO THE MONTGOMERY COUNTY STORM WATER, BUILDING & CODES REGULATIONS ARE KNOWN TO EXIST.  
I HEREBY CERTIFY THAT ALL DRAINAGE STRUCTURE OUTSIDE THE ROAD RIGHT OF WAY HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY STORM WATER MANAGEMENT REGULATIONS AND THAT ALL REQUIRED BONDS HAVE BEEN POSTED.  
EDWARD C. BURCHETT, REGISTERED PROFESSIONAL ENGINEER  
1/26/18 DATE

CERTIFICATE OF APPROVAL OF STATE STREETS / ROADS  
I HEREBY CERTIFY THAT THIS PROPERTY FRONTS ON HWY 41-A (MADISON STREET), A DEDICATED PUBLIC ROAD. THE DRAINAGE FROM THIS PROPERTY WILL NOT CHANGE OR AFFECT THE DRAINAGE OF THIS ROAD OR IT'S RIGHT OF WAY AND SUFFICIENT COLLECTOR BONDS HAVE BEEN POSTED WITH THIS DEPARTMENT. THE PIPE SCHEDULE REQUIRED FOR THIS SITE IS \_\_\_\_\_  
Tennessee Department of Transportation (TDOT) DATE 1/26/18

HOA RECORDED IN ORV PAGE ROMCT

NOTARIZATION  
STATE OF TENNESSEE, COUNTY OF MONTGOMERY, I, Calvin K. Burchett, Notary Public in and for said State and County, do hereby certify that Kathryn Cook is personally acquainted and whose knowledge of the execution of the instrument described herein is based on personal knowledge.  
DATE: 1/26/18

CERTIFICATE OF OWNERSHIP AND DEDICATION  
I, WE HEREBY CERTIFY THAT I AM / WE ARE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I / WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.  
OWNER(S) DATE: 1/26/18

CERTIFICATE OF ACCURACY  
I HEREBY CERTIFY THAT THE INFORMATION SUBMITTED HEREON IS A TRUE AND CORRECT STATEMENT OF THE INFORMATION PROVIDED BY THE CLARKEVILLE MONTGOMERY COUNTY PLANNING COMMISSION AND THAT THE MONUMENTS SHOWN ON THIS PLAN ARE IN PLACE.  
EDWARD C. BURCHETT, REGISTERED PROFESSIONAL ENGINEER  
DATE: 1/26/18

CERTIFICATE OF APPROVAL OF STREETS / ROADS  
I HEREBY CERTIFY THAT ALL STREETS, ROADS AND DRAINAGE STRUCTURES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OR COUNTY SPECIFICATIONS OR THAT A SURETY BOND IN THE AMOUNT OF \_\_\_\_\_ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
SUPERVISOR OF STREETS OR CITY SUPERVISOR DATE: 1/25/18

CERTIFICATE OF APPROVAL OF UTILITIES  
I HEREBY CERTIFY THAT ALL WATER, SEWER, AND GAS LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY / UTILITY DISTRICT SPECIFICATIONS OR THAT A CASH IRREVOCABLE LETTER OF CREDIT OR SURETY BOND IN THE AMOUNT OF \_\_\_\_\_ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.  
CITY ENGINEER OR UTILITY DIST. OFFICIAL DATE: 1/25/18

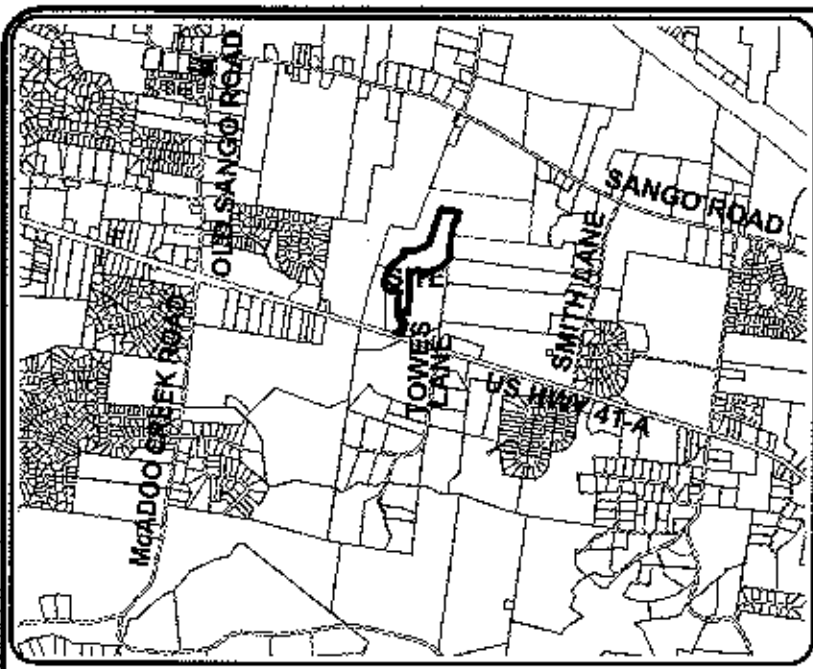
CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLES WITH ALL SUBDIVISION REGULATIONS FOR MONTGOMERY COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MONTGOMERY COUNTY REGISTER.  
MONTGOMERY COUNTY REGISTER DATE: 1/26/2018

FINAL PLAT: SANGO MILLS SECTION 1 (CLUSTER)

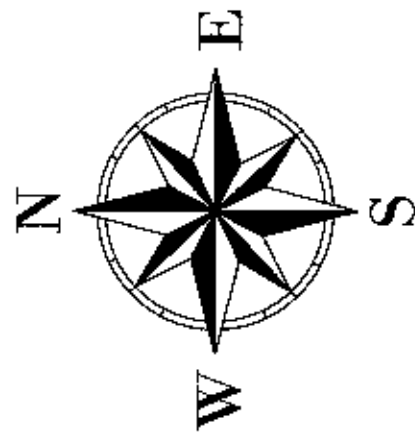
FINAL PLAT DATE: 1/3/2018	DEED REFERENCE: MAP 087, PARCEL 23.02 (PORTION OF) O.R.V. 1.684, PAGE 987, R.O.M.C.T. ZONE: R-1 (CLUSTER)
TOTAL ACRES: 16.13 ±	TOTAL LOTS: 49
ACRES NEW ROAD: 2.92 ±	MILES NEW ROAD: 0.70
OWNER: MAGNOLIA DRIVE PARTNERSHIP	CIVIL DISTRICT: 10TH, 11TH

SCALE: 1"=100'





VICINITY MAP  
(NOT TO SCALE)



NORTH BASED UPON  
TENNESSEE STATE PLANE  
COORDINATE SYSTEM  
N.A.D./83

Connie E. Gannett, Register  
Montgomery County Tennessee  
Rec'd #: 399629 Instrument #: 1151494  
State: 0.00 Recorded  
Clerk: 0.00 1/26/2018 at 11:20 AM  
Other: 2452.00 in Plat  
Total: 2452.00 I  
Pgs 265-266

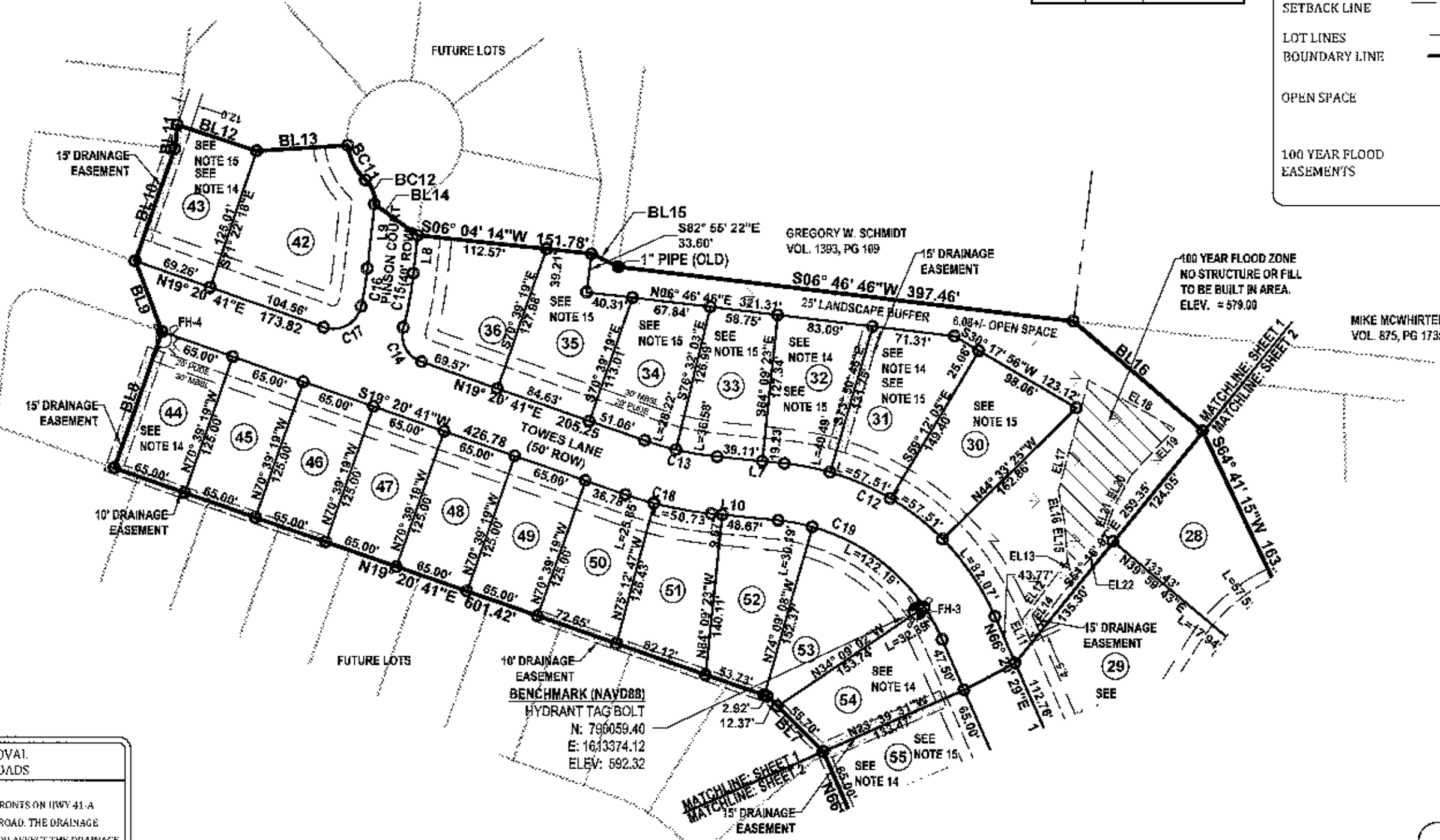
DUPLICATE

NOTES:

- All easements shown may be used for power, telephone, gas, sanitary sewer, storm sewer, water and surface drainage as well as the designed use.
- A minimum of five feet along the inside of all side lot lines and ten feet along the inside of all rear lot lines is reserved as a utility and/or drainage easement.
- Bearings and distances shown take precedence over scale.
- All front and side street setbacks shall be as shown.
- All driveways culverts shall be 16" X 20".
- Any lot in this subdivision may be replatted with the approval of the Montgomery County Regional Planning Commission.
- It will be the responsibility of the subdivider or the owner to include the above referenced easements as an integral part of the subdivision in such a manner that said areas will be owned and maintained by the present owner or by a prospective property owner unless otherwise noted.
- The degree of flood protection required hereon is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or flood heights may be increased by man-made or natural causes, such as bridge openings restricted by debris, sinkhole failures, etc. This does not imply that areas outside the flood plain district will be free from flooding or flood damages. The approval of this plat shall not create liability on the part of the city/county or any officer or employee thereof for any flood damages that result from reliance on this plat or any administrative decision lawfully made.
- FLOOD CERTIFICATE REQUIRED. The flood elevations within the open space vary and lie within a 1% base flood. The minimum finished building pad, heating and cooling units and ductwork including basement shall be 1 foot above flood level and Minimum Finished Floor Elevation shall be 2 feet above flood level. NO STRUCTURE OR FILL TO BE BUILT IN AREA.
- Owner/Developer is responsible for providing water and sewer services to proposed lots.
- Sidewalks and underground utilities shall be installed in this subdivision. Sidewalks must be built to ADA standards.
- The HOA will own and maintain all open spaces, landscape buffers, sidewalks and the storm drainage structures within the open spaces.
- All exterior pole lighting shall be shielded from upward illumination.
- Lots 31, 32, 43, 44, 54 and 55 have storm water control structures or structural BMP's that require Storm Water Maintenance Agreement to be filed with the Montgomery County Register of Deeds and the Montgomery County Building and Codes Department before all or any portion of the property is transferred or conveyed.
- Lots 10, 15-19, 29-35, 43, 55, and 56 require soil compaction certification for each 12 (twelve) inch lift of fill or the subsiding of a soil compaction certification water to the Montgomery County Building and Codes Department before building permits will be issued.

**SANGO MILLS SECTION 1  
(CLUSTER)  
FINAL PLAT  
SHEET 2 OF 2  
MONTGOMERY COUNTY,  
TENNESSEE**

HOA RECORDED IN  
ORV PAGE ROMCT



Line #	Length	Direction
BL1	13.71	N35° 03' 22"E
BL2	54.17	N40° 40' 53"E
BL3	22.83	N38° 51' 43"W
BL4	29.29	N04° 29' 46"E
BL5	105.17	N28° 17' 26"W
BL6	70.20	N23° 39' 31"W
BL7	68.07	N44° 32' 12"E
BL8	125.00	S70° 39' 19"E
BL9	65.76	N68° 50' 09"E
BL10	103.14	S70° 39' 19"E
BL11	20.74	S83° 09' 43"E
BL12	72.21	S18° 04' 04"W
BL13	79.80	S03° 29' 30"E
BL14	46.17	S36° 02' 27"W
BL15	26.19	S25° 43' 09"W
BL16	147.01	S40° 03' 41"W
BL17	43.49	S45° 33' 19"W
BL18	118.51	N20° 11' 19"W
BL19	130.00	S66° 20' 29"W
BL20	70.52	S13° 59' 19"W
BL21	8.38	S04° 30' 27"W
BL22	21.18	S38° 51' 43"E
BL23	54.17	S40° 40' 53"W

Line #	Length	Direction
L1	100.00	N85° 29' 25"W
L2	97.49	N85° 29' 25"W
L3	79.84	N09° 10' 19"E
L4	44.03	N35° 17' 57"W
L5	77.27	S57° 42' 04"E
L6	77.27	N57° 42' 04"W
L7	58.34	N05° 50' 37"E
L8	33.28	S83° 55' 46"E
L9	56.35	N83° 55' 46"W
L10	58.34	S05° 50' 37"W
L11	93.20	N37° 59' 23"W
L12	90.61	N37° 59' 23"W
L13	64.38	S16° 59' 45"W
L14	44.03	S35° 17' 57"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
BC11	34.62	50.00	39.67	S62° 46' 30"W	33.93'
BC12	23.18	25.00	53.13	S69° 30' 20"W	22.36'
C1	39.27	25.00	90.00	S49° 30' 40"W	35.36'
C2	41.30	25.00	94.66	N38° 09' 30"W	36.76'
C3	116.43	150.00	44.47	N13° 03' 50"W	113.52'
C4	113.98	125.00	52.24	N09° 10' 40"W	110.07'
C5	150.87	175.00	49.40	N41° 38' 40"E	146.24'
C6	36.58	25.00	83.86	S71° 43' 30"E	33.41'
C7	107.16	220.00	27.91	S43° 44' 50"E	106.10'
C8	67.21	93.58	41.16	N37° 07' 30"W	65.77'
C9	75.51	133.58	32.39	S41° 30' 20"E	74.51'
C10	76.39	180.00	24.32	N45° 32' 30"W	75.82'
C11	43.51	25.00	99.73	N16° 28' 40"E	38.23'
C12	237.57	225.00	60.50	N36° 05' 30"E	228.69'
C13	64.80	275.00	13.50	N12° 35' 40"E	64.85'
C14	37.19	25.00	85.22	N61° 57' 20"E	33.85'
C16	47.45	320.00	8.90	S79° 40' 50"E	47.41'
C16	33.25	280.00	6.80	N80° 31' 40"W	33.23'
C17	42.09	25.00	96.47	N28° 53' 30"W	37.29'
C18	76.58	325.00	13.50	S12° 35' 40"W	76.40'
C19	184.78	175.00	60.50	S38° 05' 30"W	176.32'
C20	33.02	25.00	75.67	N75° 49' 30"W	30.67'
C21	34.90	25.00	79.98	S02° 00' 00"W	32.13'
C22	98.34	225.00	25.04	S29° 28' 00"W	97.56'
C23	159.57	175.00	52.25	S09° 10' 40"E	154.10'
C24	76.61	100.00	43.89	S13° 21' 30"E	74.75'

**LEGEND:**

- 1/2" NEW IRON PIN
- 1/2" IRON PIN FOUND OR OLD
- FIRE HYDRANT
- PUBLIC UTILITY EASEMENT
- MINIMUM BUILDING SETBACK LINE
- LOT LINES
- BOUNDARY LINE
- OPEN SPACE
- 100 YEAR FLOOD EASEMENTS

Line #	Length	Direction
EL1	8.98	N04° 30' 35"E
EL2	330.62	N86° 58' 30"E
EL3	12.93	S42° 23' 03"E
EL4	331.72	S86° 58' 30"W
EL5	9.94	N85° 29' 25"W
EL6	359.11	N04° 48' 02"E
EL7	283.62	N45° 10' 41"E
EL8	10.00	S45° 06' 31"E
EL9	279.99	S45° 10' 41"W
EL10	355.39	S04° 48' 02"W
EL11	16.63	N66° 20' 29"E

Line #	Length	Direction
EL12	64.94	S62° 24' 34"E
EL13	16.86	N73° 15' 07"E
EL14	63.12	N53° 12' 40"W
EL15	33.33	N65° 37' 21"E
EL16	28.88	N79° 05' 58"E
EL17	99.22	S74° 56' 09"E
EL18	85.73	S29° 04' 37"W
EL19	54.61	N47° 04' 14"W
EL20	32.40	N61° 22' 18"W
EL21	36.45	N71° 08' 30"W
EL22	37.21	N61° 07' 42"W

**CERTIFICATE OF APPROVAL OF DRAINAGE OUTSIDE RIGHT OF WAY**

I HEREBY CERTIFY THAT NO CONDITIONS CONTRARY TO THE MONTGOMERY CO. STORM WATER BUILDING & CODES REGULATIONS ARE KNOWN TO EXIST.

I HEREBY CERTIFY THAT ALL DRAINAGE STRUCTURE OUTSIDE THE ROAD RIGHT OF WAY HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE COUNTY STORM WATER MANAGEMENT REGULATIONS AND THAT ALL REQUIRED BONDS HAVE BEEN POSTED.

*Colin R. McKay* 1/26/18 DATE

**CERTIFICATE OF APPROVAL OF STATE STREETS / ROADS**

I HEREBY CERTIFY THAT THIS PROPERTY FRONTS ON HWY 41 A (MADISON STREET), A DEDICATED PUBLIC ROAD. THE DRAINAGE FROM THIS PROPERTY WILL NOT CHANGE OR AFFECT THE DRAINAGE OF THIS ROAD OR ITS RIGHT OF WAY AND SUFFICIENT CURB/TIE BONDS HAVE BEEN POSTED WITH THIS DEPARTMENT. THIS PUP SCHEDULE REQUIRED FOR THIS SITE IS \_\_\_\_\_

*Colin R. McKay* 1/26/18 DATE

**NOTARIZATION**

STATE OF TENNESSEE, MONTGOMERY COUNTY, I, COLIN R. MCKAY, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY.

*Colin R. McKay* 1/26/18 DATE

THE WITHIN NAMED BARGAINORS, WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO HAVE ACKNOWLEDGED THAT THEY EXECUTED THE WITHIN DESCRIBED INSTRUMENT.

*Colin R. McKay* 1/26/18 DATE

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, WE HEREBY CERTIFY THAT I AM / WE ARE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I / WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT ESTABLISHING THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ROADS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.

*Colin R. McKay* 1/26/18 DATE

**CERTIFICATE OF ACCURACY**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAN AS SUBMITTED TO THE CLARKSVILLE MAPPING DEPARTMENT FOR PUBLIC COMMENT AND THAT THE MAPPING DEPARTMENT HAS REVIEWED AND APPROVED THE PLAN.

*Edward C. Burchett* 1/26/18 DATE

**CERTIFICATE OF APPROVAL OF STREETS / ROADS**

I HEREBY CERTIFY THAT ALL STREETS / ROADS AND DRAINAGE STRUCTURES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OR COUNTY SPECIFICATIONS OR THAT A SURETY BOND IN THE AMOUNT OF \_\_\_\_\_ HAS BEEN POSTED WITH THAT OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

*Wendy K. Blot* 1/19/18 DATE

**CERTIFICATE OF APPROVAL OF UTILITIES**

I HEREBY CERTIFY THAT ALL WATER, SEWER, AND GAS LINES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY / UTILITY DISTRICT SPECIFICATIONS OR THAT A CASI, IRREVOCABLE LETTER OF CREDIT OR SURETY BOND IN THE AMOUNT OF \_\_\_\_\_ HAS BEEN POSTED WITH THIS OFFICE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

*Wendy K. Blot* 1/25/18 DATE

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON COMPLIES WITH ALL SUBDIVISION REGULATIONS FOR MONTGOMERY COUNTY, TENNESSEE WITH THE EXCEPTION OF SUCH VARIANCES IF ANY AS NOTED IN MINUTES OF THE COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MONTGOMERY COUNTY REGISTER.

*Judy H. Burchett* 1/26/2018 DATE

**MCKAY-BURCHETT & COMPANY ENGINEERS**

1492 Madison Street Suite LL Clarksville, TN 37040 Ph # 931-245-3095

**FINAL PLAT: SANGO MILLS SECTION 1 (CLUSTER)**

FINAL PLAT: 1/3/2018 DATE

DEED REFERENCE: MAP 087, PARCEL 23.02 (PORTION OF) O.R.V. 1684, PAGE 487, R.O.M.C.T. ZONE: R-1 (CLUSTER)

TOTAL ACRES: 16.13 ± TOTAL LOTS: 49

ACRES NEW ROAD: 3.17 ± MILES NEW ROAD: 0.70

OWNER: MAGNOLIA DRIVE PARTNERSHIP CIVIL DISTRICT: 10TH, 11TH

SCALE: 1"=100'

Z:\Projects\2016\0001-16 (Hilthresh Replatting)\Sango Mills-Final No P.L. 16-15-18.dwg